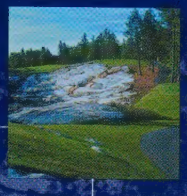
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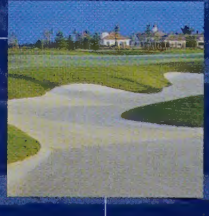
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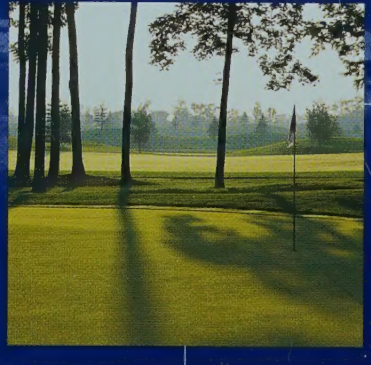


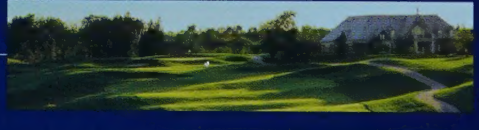










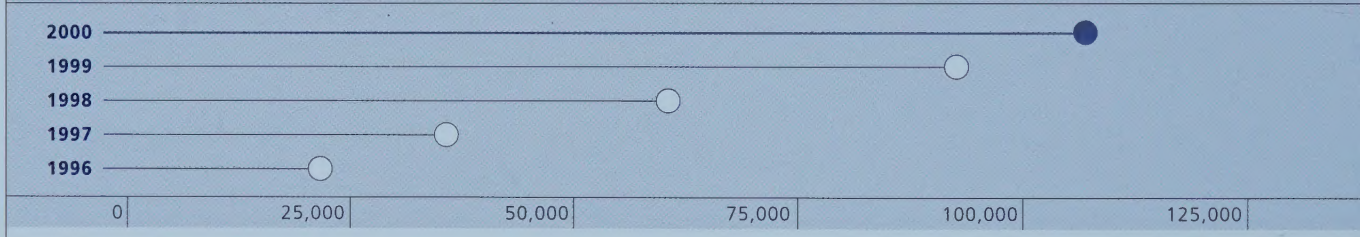


financial highlights

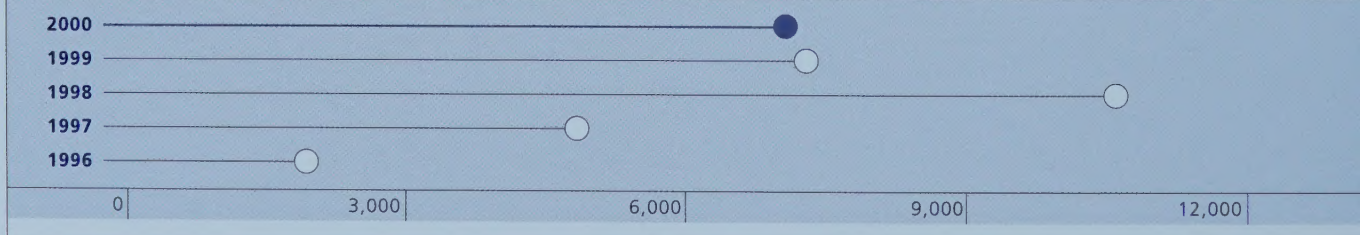
FOR THE YEARS ENDED DECEMBER 31

(thousands of dollars – except per share amounts)	**2000**	1999	1998	1997	1996
OPERATIONS					
Revenue	**$ 105,714**	$ 92,325	$ 61,304	$ 35,276	$ 22,459
Income before amortization, interest, other and taxes	**25,374**	21,713	23,135	11,919	6,657
Net income	**7,144**	7,391	10,626	4,904	1,900
Cash flow from operations	**14,790**	16,966	15,425	10,151	4,522
FINANCIAL POSITION					
Total assets	**$ 489,632**	$ 486,702	$ 393,978	$ 207,089	$ 116,786
Common shareholders' equity	**209,632**	214,519	159,804	136,350	76,377
Total debt to common shareholders' equity ratio	**1.11**	1.07	1.23	0.34	0.35
PER SHARE DATA					
Basic earnings	**$ 0.18**	$ 0.22	$ 0.58	$ 0.40	$ 0.20
Cash flow from operations	**0.70**	0.80	0.96	0.88	0.54
Book value	**10.29**	9.85	9.43	8.88	8.31
COMMON SHARE DATA (000s)					
Shares outstanding at year end	**20,364**	21,770	16,953	15,355	9,193
Weighted average shares outstanding	**21,153**	21,138	16,019	11,588	8,440

REVENUE
(thousands of dollars)



NET INCOME
(thousands of dollars)



CASH FLOW FROM OPERATIONS
(thousands of dollars)

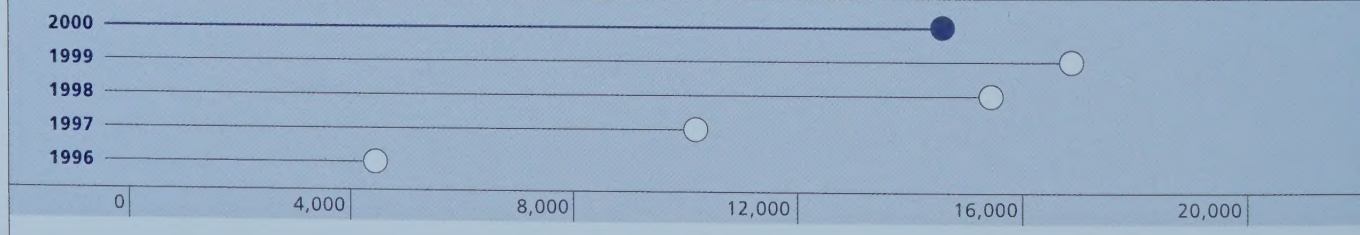


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Edmonton, A[illegible] T6G 2R6

2000 was a transitional year for ClubLink Corporation in which much progress was made towards our stated strategic goals, mixed results of operations were realized, and continued success in our golf course development activities was achieved.

Operationally, ClubLink continued to grow its core golf operations with the highly successful openings of Rocky Crest and King's Riding Golf Clubs. Same store revenue and earnings growth, particularly in our Daily Fee operations, were excellent, but were offset by the effect of significantly increased amortization, more conservative accounting practices, higher interest costs, and other expenses as described in the Management Discussion and Analysis.

ClubLink had three principal strategic objectives for 2000, all of which were substantially achieved. In March, the sale of the bulk of our financial interests in Golf South L.L.C. was completed, with ClubLink assuming ownership of two of the Virginia golf properties of Golf South in exchange for relinquishing the option to convert our debt interests to equity. One of those properties, Piedmont Golf Club, was subsequently sold for cash and a perpetual 20% profit participation to ClubCorp, Inc. Lake Chesdin Golf Club in Richmond, Virginia remains wholly owned, and together with our investment in The Links Group, Inc. of Myrtle Beach, South Carolina represent approximately Cdn$20 million residual investment in the U.S.A. We will continue to work towards the orderly disposition of our remaining U.S.-based assets.

In 1999, in anticipation of establishing a strategic alliance with a real estate developer, ClubLink eliminated its real estate development group. During 2000, we acquired approximately a 5% interest in Canadian Country Club Communities Ltd. (CCCL) for $1.25 million and agreed to sell our residential development interests at Glen Abbey, King Valley, Emerald Hills and Georgetown to CCCL. These transactions will be completed in 2001, and represent the initial step in what we anticipate to be a mutually beneficial long-term partnership that allows us to realize on development opportunities within our property portfolio while avoiding direct financial risk or overheads.

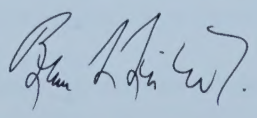
In late 2000, ClubLink announced a significant strategic agreement with Delta Hotels and Resorts Limited under which Delta assumed operating management of the non-golf aspects of ClubLink's resort operations effective January 8, 2001 and agreed to purchase a five acre hotel site at Glen Abbey Golf Club. Construction of the 250 room Delta Glen Abbey Hotel and Conference Centre will begin in late September 2001 and be completed prior to the 2003 golf season, representing an important addition to Canada's premier golf facility. We anticipate that the proven strength of Delta as a high-quality hotel operator, augmented by its strategic focus on building its presence in the golf resort market, together with the expanded scope of ClubLink's resort golf product will lead to substantial improvement in the financial performance of our resort assets.

ClubLink enters 2001 highly focussed on further strengthening our core business of Member, Daily Fee and Resort Golf, pruning our portfolio of surplus and non-performing assets, continuing to focus on cost controls and reductions, and improving our return on equity. We are confident that the results of our efforts and focus will translate into improved financial performance and therefore interest in and demand for our common shares.

We appreciate the ongoing commitment and dedication of our staff in their efforts to achieve our objectives.



ROBERT M. FRANKLIN
Chairman



BRUCE S. SIMMONDS
President & Chief Executive Officer

management's discussion and analysis

COMPANY OVERVIEW

- ClubLink Corporation ("ClubLink" or the "Company"), founded in 1993, is Canada's largest owner, operator and developer of high-quality Member Golf Clubs, Daily Fee Golf Clubs and Resorts that feature golf as their key amenity. ClubLink strives to provide best of class service and conditions that ensure a superior golf and resort experience.

- ClubLink's portfolio consists of thirty-four 18-hole equivalent golf courses at twenty-six locations, including three 18-hole golf courses that will be open for play in May/June 2001. ClubLink also owns development sites that would permit construction of another seven and a half 18-hole equivalent golf courses to be built (including the recently announced GreyHawk Predator course, which is scheduled to open for play in 2002).

CORPORATE STRATEGY

- The Company operates clusters of Member Golf Clubs, Daily Fee Golf Clubs and Resorts in close proximity to one another. The clusters are in densely populated metropolitan areas and the resort destinations frequented by those who live and work in these metropolitan areas. By operating in clusters, ClubLink is able to offer golfers a wide variety of unique Membership, Daily Fee and Resort opportunities, implement operating synergies to drive revenue and achieve economies of scale to reduce costs.

- Member Golf Club revenue is maximized by the sale of flexible personal and corporate Memberships that offer reciprocal playing privileges at all ClubLink Golf Clubs and Resorts.

- Daily Fee Golf Club revenue is maximized through innovative marketing programs and a sophisticated centralized call centre that allows the Daily Fee golfer to benefit from the clustering of Golf Clubs.

- Resort revenue is maximized by the integration of high-quality golf facilities. Clustering Resorts allow leisure and corporate guests to stay at one resort and experience golf at several facilities. Access to on-site golf is recognized throughout the leisure industry as a key amenity for successfully attracting corporate groups and leisure business.

- Revenue at all ClubLink properties is enhanced by cross-marketing, as the target markets for each are substantially similar. Revenue is further improved by corporate golf events and business meetings that utilize golf capacity at times that are not in high demand by Members and Daily Fee golfers.

OVERVIEW OF GOLF CLUB STRATEGY AND OUTLOOK

- ClubLink's Golf Clubs are organized into two clusters: (i) the major metropolitan areas of Southern Ontario, extending from London to Pickering, with a particularly strong presence in the Greater Toronto Area and (ii) Quebec/Eastern Ontario, extending from the National Capital Region to Montreal, including a golf club in Mont-Tremblant, Quebec's premier resort area.

Southern Ontario

- In 2001, ClubLink will operate ten Member Golf Clubs and six Daily Fee Golf Clubs in Southern Ontario, for a total of twenty-two 18-hole equivalent golf courses.

- During the first quarter of 2001, ClubLink will open a new 13,600 square foot clubhouse at DiamondBack Golf Club, the site of ClubLink's annual general meeting this year, as well as the CPGA Championship (PGA Buy.com Tour Event). This new clubhouse is expected to further enhance the attractiveness of memberships and golf events at DiamondBack.

- ClubLink has also commenced a major renovation and upgrade of the Bolton Golf Club. This redevelopment will involve the renovation of nine existing holes and the construction of nine new holes, designed by Canadian golf course architect Paul Takahashi. Other upgrades include a new 4,500 square foot clubhouse, improved cart paths and a new irrigation system.

- During 2000, ClubLink opened for play the Thomas McBroom-designed King's Riding Golf Club in the Township of King and acquired Greenhills Golf Club in London, Ontario. King's Riding Golf Club has been nominated for the annual Golf Digest Best New Course Award.

- The Company also owns sufficient land to develop an additional 18 holes at Cherry Downs Golf Club in Pickering and nine holes at Emerald Hills Golf Club in Whitchurch-Stouffville.

- ClubLink's strong position in Southern Ontario does not require ClubLink to pursue an aggressive acquisition program, allowing the Company to respond only when compelling acquisition opportunities arise.

- In December 2000 upon repayment of amounts owing under a convertible debenture, ClubLink terminated its strategic alliance with GolfNorth Properties Inc., a multi-course owner and operator of mid-market daily fee golf courses in Southern Ontario.

Quebec/Eastern Ontario

- In 2001, ClubLink will operate three Member Golf Clubs and two Daily Fee Golf Clubs including the 18-hole Fred Couples signature design Le Maître Golf Club at Mont-Tremblant, scheduled to open for play on May 31, 2001. In addition, ClubLink owns a 50% interest in Les Quatre Domaines Club de Golf, a 36-hole Daily Fee Golf Club in Montreal that is operated by its local partner. The second 18-hole golf course at Les Quatre Domaines, designed by well-known Quebec architects Cooke-Huxham, will open for play in June 2001.

- ClubLink also commenced construction of a second 18-hole golf course at GreyHawk Golf Club, the Predator at GreyHawk. The Paul Takahashi-designed course is scheduled to open for play in June 2002. The Company also owns sufficient zoned land to develop three additional 18-hole golf courses in the Montreal market.

- Quality acquisitions of operating golf clubs and golf course development sites and strong Membership, Daily Fee and Corporate event marketing and sales will be aggressively pursued to further contribute to ClubLink's market position and brand recognition in the Quebec/Eastern Ontario market over the next three years. ClubLink intends to pursue its Quebec/Eastern Ontario growth strategy with a Quebec-based equity partner.

OVERVIEW OF RESORT STRATEGY AND OUTLOOK

- ClubLink's Resort properties include the Delta Grandview Resort, Delta Sherwood Inn, Delta Rocky Crest Resort and Delta Lake Joseph Resort. On January 8, 2001, ClubLink and Delta Hotels, a wholly owned unit of CP Hotels and Resorts, entered into a 15-year agreement whereby Delta commenced management of ClubLink's four Resorts. These Resorts provide corporate groups and leisure guests with access to ClubLink's growing cluster of Resort Golf Clubs in the Muskoka market north of Toronto.

- ClubLink's Resort Golf Clubs include 27 holes of golf at The Lake Joseph Club, recipient of the 1997 Golf Digest Best New Course in Canada award, the 18-hole Rocky Crest Golf Club designed by Thomas McBroom, which opened for play in 2000, and the 9-hole Inn course at Grandview. These properties will be joined by the Mark O'Meara-designed 18-hole golf course at Grandview scheduled to open for play on May 31, 2001.

- The Company also owns sufficient land to develop an additional 18-hole golf course at Rocky Crest and a second 18-hole golf course at Grandview, which is being designed by Curtis Strange and Nancy Lopez. ClubLink's remaining Muskoka land holdings include zoned and serviced land that can support a substantial number of resort rooms, conference facilities and resort/residential homes. Any significant expansion of ClubLink's Resort and conference centre presence in Muskoka would be in conjunction with equity partners.

ASSET DISPOSITION PROGRAM

- ClubLink has developed an asset disposition program pursuant to which non-core assets, including approximately 446 acres of surplus land, will be sold in the near term. The total book value of these non-core assets is approximately $41.0 million. This amount, net of an estimated amount of $8.0 million for vendor take-back mortgages, has been classified as capital assets held for sale on the balance sheet.

- In January 2001, ClubLink received $4.2 million in consideration of the sale of the GolfNorth Properties Inc. debenture it acquired in March 2000 and in connection with the sale of the debenture, ClubLink and GolfNorth terminated their strategic alliance. The debenture was originally acquired in consideration of the sale to GolfNorth of the 9-hole Canterbury Common Golf Club, the execution by ClubLink of certain agreements which gave effect to the strategic alliance, and $1.3 million in cash. ClubLink also agreed to assign to the purchaser of the debenture the option it held to acquire all of the shares of GolfNorth held by its controlling shareholder.

- In 2000, ClubLink wrote off its remaining deferred U.S. organizational costs of $2.9 million to recognize its planned exit from active operations in the United States. During the year, ClubLink disposed of certain of its United States-based assets. During the first quarter, 2000, the GolfSouth loans were repaid through a combination of cash and the transfer of two golf course properties to ClubLink. One property, the Piedmont Golf Club in Haymarket, Virginia, was subsequently sold for its net book value and a perpetual 20% profit and liquidation interest. ClubLink is currently completing the construction of the other property, Lake Chesdin Golf Club, near Richmond, Virginia.

- ClubLink also has an investment in The Links Group, Inc. ("The Links Group") which operates ten and one-half golf courses in Myrtle Beach, South Carolina. The Links Group has been under new management since November 2000, and with ClubLink's approval voluntarily initiated Chapter 11 court protection in January 2001. The Links Group is expected to emerge from Chapter 11 court protection in the summer of 2001. Pursuant to agreements with The Links Group: (a) ClubLink has agreed that upon emergence from Chapter 11 proceedings it will convert its existing loan and Preferred Share investment in The Links Group into (i) Preferred B Shares which are redeemable annually from 30% of Free Cash Flow (as defined in such agreements) and (ii) 25% of the outstanding common shares and (b) the new management has agreed that upon emergence from Chapter 11 proceedings it will infuse cash into The Links Group in exchange for (i) Preferred A Shares which are redeemable annually from 20% of Free Cash Flow (as defined in such agreements) and (ii) 75% of the outstanding common shares.

2001 CORPORATE OBJECTIVES

- Continue active disposition program of surplus non-strategic assets.

- Continue corporate overhead cost reduction program and improve control over variable and fixed on-site labour while maintaining high-quality operating and service standards throughout the Company.

- Focus strongly on Member and customer service and the delivery of enhanced value-added programs through strong strategic relationships.

- Firmly establish ClubLink as an employer of choice in the hospitality/leisure industry by providing professional training, development and career advancement opportunities, ensuring ClubLink's ability to attract and retain high-quality employees focused on delivering superior service.

- Continue to build strong channels of communication with all Company stakeholders, including employees, Members, Daily Fee and Resort guests and the investment community.

- Capitalize on current brand strength in the Greater Toronto Area, refocus marketing efforts to specific initiatives and reduce marketing and membership sales costs to less than 5% of revenue.

- Leverage technology capabilities to deliver enhanced customer service and operational efficiencies.

2000 FINANCIAL OVERVIEW

(thousands of dollars, except per share amounts)	2000	1999	1999 Pro Forma (a)
Revenue	**$ 105,714**	$ 92,325	$ 92,325
Operating expenses and cost of goods sold	**64,008**	55,558	55,558
Marketing and membership sales	**6,298**	6,101	6,101
General and administrative	**8,947**	8,031	9,078
Provincial capital taxes	**1,087**	922	922
Operating expenses	**80,340**	70,612	71,659
Income before amortization, interest, other and taxes	**25,374**	21,713	20,666
Amortization of capital assets and deferred changes	**9,160**	7,596	7,596
Interest, net	**4,888**	(2,460)	(63)
Other expense	**3,359**	4,286	4,286
Income taxes	**823**	4,900	3,550
	18,230	14,322	15,369
Net income	**$ 7,144**	$ 7,391	$ 5,297
Earnings per share	**$ 0.18**	$ 0.22	$ 0.12

(a) 1999 Pro Forma amounts reflect changes in accounting practices, effective January 1, 2000, for capitalized general and administrative costs ($1,047,000 pre-tax) and capitalized interest only to development projects under construction ($2,397,000 pre-tax).

- ClubLink's net income in 2000 decreased to 18 cents per share from 22 cents per share in 1999. Pro Forma net income in 1999 would have been 12 cents per share if changes in accounting practices adopted on January 1, 2000 were made effective January 1, 1999.

- ClubLink continued its strong revenue growth, as total revenue increased 14.5% to $105.7 million from $92.3 million in 1999.

- Income before amortization, interest, other and taxes increased 16.9% to $25.4 million from $21.7 million in 1999 and increased 22.8% from $20.7 million in 1999 on a Pro Forma basis.

- Net Income from Golf Club Operations increased 21.5 % to $17.5 million from $14.4 million in 1999.

- Net Income from Resort Operations decreased 11.3% to $3.1 million from $3.5 million in 1999.

- Corporate and unallocated costs increased 28.0% to $13.5 million from $10.6 million in 1999.

- Net income decreased 3.3% to $7.1 million from $7.4 million in 1999 and increased 34.9% from $5.3 million in 1999 on a Pro Forma basis.

REVIEW OF 2000 GOLF CLUB OPERATIONS

Golf Club Rounds

- Total rounds of golf played in 2000 increased 26.0% over 1999. Member Golf Club rounds increased 18.0% and Daily Fee Golf Club rounds increased 33.2%. Same Golf Club rounds, defined as rounds played at courses operated by ClubLink during the entire 1999 and 2000 golf seasons, increased 14.6%.

Golf Club Operating Revenue

- Operating revenue includes annual dues, green fees, cart rentals, merchandise, food and beverage and services such as golf instruction.

- Operating revenue grew 15.0% to $71.7 million in 2000 from $62.3 million in 1999. This growth is attributable to the inclusion of operations at Greenhills Golf Club and King's Riding Golf Club and improved same Golf Club utilization.

- Same Golf Club operating revenue in 2000 grew 8.8% over 1999.

Golf Club Cost of Goods Sold

- Cost of goods sold relates to merchandise and food and beverage sales.

- ClubLink's gross margin from merchandise sales was 26.3% in 2000 compared to 27.1% in 1999 and the gross margin from food and beverage sales was 67.3% in 2000 compared to 68.6% in 1999. The margin declines were attributable to the revenue-enhancing Member Value merchandise plan and revised food and beverage pricing implemented in the 2000 season.

Golf Club Operating Costs

- Operating costs include on-site wages, benefits, direct operating costs, purchasing, event sales, golf tee time reservation staff and corporate operations staff.

- Operating costs increased 12.5% to $38.3 million in 2000 from $34.0 million in 1999 primarily due to a full year of costs for Glen Abbey and Cedarbrook Golf Clubs and the introduction of Greenhills and King's Riding Golf Clubs in 2000. Operating costs as a percentage of revenue were 53.4% in 2000 compared to 54.6% in 1999.

- Same Golf Club operating costs in 2000 increased 0.5% over 1999.

Golf Club Capital Asset Amortization

- Capital asset amortization grew 19.1% to $5.2 million from $4.4 million in 1999.

- Same Golf Club capital asset amortization in 2000 increased 3.1% over 1999.

REVIEW OF 2000 RESORT OPERATIONS

Resort Operating Revenue

- Operating revenue includes room rental, Resort Golf Club annual dues, green fees, cart rentals, merchandise, food and beverage and services such as golf instruction, nature programs and recreational activities.

- Total rounds played in 2000 increased by 39.4% over 1999; Member Golf Club rounds increased 72.6%; and Daily Fee Golf Club rounds increased 6.4%.

- Occupancy levels were 41.8% in 2000 compared to 46.5% in 1999 and operating revenue per available room, excluding golf, increased to $170.32 in 2000 from $166.94 in 1999. Delta Sherwood Inn and Delta Rocky Crest Resort were closed for renovations from January to April 1999. Delta Rocky Crest Resort was also closed for renovations from January to April 2000.

- Operating revenue grew 19.0% to $19.9 million from $16.7 million.

- Sales and marketing efforts for all of ClubLink's Resorts are centralized and are focused on increasing corporate clientele through direct mail programs, telemarketing campaigns and cross-promotions to ClubLink, ClubCorp and Delta Privilege Members, and the brand recognition and reservation system of Delta Hotels and Resorts.

Resort Cost of Goods Sold

- Cost of goods sold relates to merchandise and food and beverage sales.

- ClubLink's gross margin from merchandise sales in 2000 was 29.1% compared to 32.1% in 1999 and the gross margin from food and beverage sales was 66.0% in 2000 compared to 65.9% in 1999.

Resort Operating Costs

- Operating costs include on-site wages, benefits, direct operating costs, Group and Leisure guest reservations, purchasing, event sales and golf tee time reservation staff.

- Operating costs grew 25.3% to $12.2 million in 2000 from $9.8 million in 1999. Operating costs as a percentage of revenue increased to 61.4% in 2000, from to 58.3% in 1999 primarily due to the closure of Delta Sherwood Inn from January to April 1999 for renovations.

Resort Capital Asset Amortization

- Capital asset amortization grew 47.6% in 2000 to $1.7 million from $1.1 million in 1999.

- Same resort capital asset amortization in 2000 grew 20.1% over 1999.

CORPORATE REVENUE AND UNALLOCATED COSTS

Membership Revenue

- During 2000, ClubLink sold 1,170 new memberships valued at $18.1 million, compared to 628 new memberships valued at $15.1 million in 1999. These membership sales, net of resignations, increased ClubLink's total active golf Members by 27.2% to 4,944 from 3,887. During 2000, 113 active golf Members resigned, representing 2.9% of the Active Golf Members at the beginning of the year compared to 102 Members or 3.0% in 1999.

- ClubLink recognizes membership fees as revenue upon receipt of cash. Membership fee revenue recognized in 2000 increased 10.8% to $12.9 million from $11.6 million in 1999.

- ClubLink introduced a significant new membership marketing initiative for 2001 which allows Members to pay their membership fee on a monthly basis. This marketing initiative was mailed to 75,000 guests who played at the Golf Clubs and stayed at the Resorts in 2000. This marketing initiative will be particularly attractive to younger prospective Members.

Marketing and Membership Sales

- Marketing and membership sales costs increased 3.2% to $6.3 million from $6.1 million in 1999. These costs declined to 6.0% of total revenue in 2000 compared to 6.6% in 1999. Marketing and membership sales costs are recorded as incurred, notwithstanding that the benefit of certain programs will not be fully realized until subsequent years.

- During 2000, the marketing department completed four direct mail campaigns that contributed $5.2 million in membership sales. Five additional direct mailings are planned for 2001. ClubLink will continue to use cross-promotions and incentives in 2001.

- During 2000, ClubLink used newspaper and radio to advertise its Daily Fee courses, including Glen Abbey Golf Club. In 2001, ClubLink will launch a campaign featuring former Toronto Maple Leaf star Wendel Clark to further promote its Daily Fee courses. ClubLink's Daily Fee Loyalty program, "The Players ScoreCard," increased from 398 annual Members generating Scorecard revenue of $0.3 million in 1999 to 1,060 annual Members generating Scorecard revenue of $1.1 million in 2000. These programs contributed to a 33.2% overall increase in Daily Fee golf rounds during the year.

- ClubLink also launched a Members Only section on its website. In addition to cost savings for Member communications (for example, Member roster, Member forecast calendar), ClubLink Members are able to access their account information in real-time.

- ClubLink committed a material portion of its marketing resources to brand development in 2000, using various media including television (ClubLink produced two 15-second commercials), newspaper and magazine advertising.

General and Administrative Costs

- General and administrative costs include the costs of the following departments: Executive, Corporate Development, Golf Development, Finance, Accounting, Information Technology, Human Resources, Administration and Payroll.

- General and administrative costs prior to amounts capitalized declined 5.3% to $10.7 million in 2000 from $11.3 million in 1999. The decline in gross general and administrative expenses was due in part to implementation of a corporate overhead cost reduction program. The ongoing programs will continue to reduce gross general and administrative expenses in 2001.

- General and administrative costs, net of amounts capitalized, increased 11.4% to $8.9 million from $8.0 million in 1999 and decreased 2.2% from $9.1 million in 1999 on a Pro Forma basis. Total general and administrative expenses capitalized declined to $1.8 million in 2000 from $3.3 million in 1999 and $2.2 million in 1999 on a Pro Forma basis.

Provincial Capital Taxes

- Provincial capital taxes increased 17.9% to $1.1 million from $0.9 million in 1999.

Amortization

- Amortization of corporate capital assets increased 12.9% to $1.3 million from $1.1 million in 1999.

- Amortization of deferred charges totalled $1.0 million in 2000 compared with $0.9 million in 1999. The increase is primarily related to amortization of deferred financing charges related to two significant debt financings originated in the second half of 1999.

Interest Expense

- ClubLink incurred interest of $11.6 million in 2000 compared with $8.7 million in 1999. The increase in interest paid is attributable, in part, to the significant private debt financings completed in the second half of 1999 as well as increased interest rates on the floating rate debt which constitutes 45% of long-term debt.

- ClubLink capitalized $3.7 million of interest to development projects under construction in 2000 compared with $5.5 million in 1999 and $3.1 million in 1999 on a Pro Forma basis.

- Interest expense, net of capitalized amounts, increased to $7.9 million in 2000 from $3.2 million in 1999 and $5.6 million in 1999 on a Pro Forma basis.

Interest Income

- Interest income declined 47.4% to $3.0 million from $5.7 million due to the repayment of the GolfSouth loans in the first quarter of 2000.

Other Expense

- During the year, ClubLink earned $0.2 million (1999 – loss of $1.4 million) on the sale of marketable securities.

- ClubLink incurred $2.3 million (1999 – $1.4 million) in costs related to the implementation of a revised organizational structure.

- ClubLink wrote down its remaining U.S. organizational costs of $2.9 million to recognize its planned exit from active operations in the United States.

- ClubLink realized $0.6 million in foreign exchange gains which were primarily a result of exchange fluctuations on the GolfSouth loans that were repaid in the first quarter of 2000. In 1999, ClubLink recognized an exchange loss of $1.1 million on these loans.

- During the year, ClubLink realized gains of $1.0 million on the sale of Canterbury Common and surplus Muskoka land. In 1999, ClubLink recorded a loss of $0.4 million, which primarily related to the sale of the Oakville Dome.

Income Taxes

- ClubLink's effective income tax rate decreased to 10.3% from 39.9% in 1999. This decline was attributed to a reduction in the future income tax liability due to a decline in capital gain and corporate income tax rates during the year.

LIQUIDITY AND CAPITAL RESOURCES

- ClubLink's total assets increased 0.6% to $489.6 million at December 31, 2000 from $486.7 million at December 31, 1999.

- ClubLink's working capital decreased to $17.9 million at December 31, 2000 from $39.7 million at December 31, 1999. During 2000, ClubLink has used its working capital to complete the properties under construction without adding new debt. The Company had $5.5 million in cash and $25 million of undrawn credit facilities at December 31, 2000.

- ClubLink's costs to complete properties under construction as of December 31, 2000 amount to $12.9 million. These properties will be turned over to operations in May 2001. Subsequent to December 31, 2000 ClubLink has commenced or approved development projects with a budgeted cost of $13.5 million. These development projects will be turned over to operations in time for the 2002 operating season. ClubLink's capital expenditures for its operating capital assets are projected to be $8.0 million in 2001. Capital expenditures are expected to be funded by way of cash flow from operations, proceeds from the sale of capital assets held for sale, capital lease lines of credit and $25.0 million in undrawn credit facilities.

OPERATING ACTIVITIES

- Cash flow from operating activities increased 32.6% to $17.8 million in 2000 from $13.4 million in 1999.

- Although cash flow from operations declined to $14.8 million from $17.0 million, this was more than offset by improved cash flow from working capital – highlighted by an improvement in the outstanding accounts receivable.

INVESTING ACTIVITIES

- Cash flow dedicated to investing activities declined to $21.7 million in 2000 from $116.7 million in 1999.

- Collections of the GolfSouth and other loans receivable generated $40.1 million during 2000.

- During the year, ClubLink invested $2.0 million in long-term portfolio investments, representing primarily the investment in Canadian Country Club Communities Ltd.

- During the year, ClubLink acquired Greenhills Golf Club for consideration totalling $6.3 million. In addition the Company spent $10.4 million on improvements at our operating facilities and received $6.8 million in proceeds from the sale of surplus assets.

- During the year, capital expenditures on development assets amounted to $49.9 million. These funds were used: (i) to complete King's Riding and Rocky Crest Golf Clubs, which opened for play in 2000, and (ii) toward development costs for Grandview, Le Maître, the second course at Les Quatre Domaines, the new clubhouse at DiamondBack Golf Club and various other development projects.

FINANCING ACTIVITIES

- Financing activities, net of repayments, declined from a net funding of $118.4 million in 1999 to a net repayment of $5.7 million in 2000.

- During 2000, ClubLink issued 107,250 common shares, pursuant to the exercise of stock options and an agreement entered into in a previous year for proceeds of $0.8 million.

- During the year, ClubLink repurchased 1,513,395 common shares in accordance with its normal course issuer bids at a total cost of $9.6 million including commissions or an average cost per share of $6.35.

- During the year, ClubLink purchased $1.7 million principal amount of its 6.0% convertible debentures in accordance with its normal course issuer bids at a total cost of $1.1 million including commissions or an average cost per $100 principal amount of $66.88.

- ClubLink's objective is to ensure capital resources are readily available to meet its committed capital expenditure program and to take advantage of attractive growth opportunities as they arise. The Company's capital availability and demonstrated ability to execute transactions give it a competitive advantage in corporate development negotiations. Capital resources will be used during the year to fund Golf Clubs under construction, capital expenditures at operating Golf Clubs and Resorts, to purchase additional securities pursuant to its normal course issuer bids and to fund ongoing growth by acquisition in the normal course of business to create long-term shareholder value.

SUMMARY OF FINANCIAL RESULTS BY QUARTER

- Total assets are as of the dates below and the operating results are for the 13 week periods ended on the dates below.

(thousands of dollars, except per share amounts)	2000				1999			
	Dec. 31	**Oct. 1**	**July 2**	**April 2**	Dec. 31	Oct. 3	July 4	April 4
Total assets	**$ 489,632**	**$ 508,120**	**$ 504,417**	**$ 493,316**	$ 486,702	$ 488,148	$ 453,911	$ 454,143
Revenue	**14,903**	**50,121**	**31,848**	**8,842**	12,249	45,287	27,405	7,384
EBITDA	**(478)**	**17,774**	**8,634**	**(556)**	(3,678)	16,158	9,108	125
Net income (loss)	**(2,884)**	**8,076**	**3,062**	**(1,110)**	(5,111)	8,695	3,736	71
Basic earnings (loss) per share	**(0.18)**	**0.34**	**0.11**	**(0.09)**	(0.28)	0.37	0.15	(0.02)

RISKS AND UNCERTAINTIES

Economy

- A decline in the economic environment and its impact on disposable income in areas where ClubLink's clusters are located may have an adverse effect on the Company's Golf Club and Resort revenue. The Company believes that revenue from Member Clubs would remain relatively constant since a Member is committed to pay annual dues and a food and beverage minimum to maintain his/her membership. The Company believes that it would be unlikely for a Member to forfeit his or her membership after the payment of material non-refundable initiation amounts. While new membership sales may decline in such circumstances, almost all Member Golf Clubs and Resorts have a membership base that generates sufficient revenue to sustain profitable operations.

- Corporate event bookings, which represent a material portion of the Company's golf and banquet revenue, are susceptible to changes in the economic environment. As at April 13, bookings for the 2001 golf season are over 87.0% of budgeted bookings for the year and 9.3% ahead of bookings at this time last year. The Company believes that recurring annual corporate and charitable events, a significant part of ClubLink's business, would remain relatively stable.

- Revenue from Daily Fee Golf Clubs and Resort revenue from rooms and amenities may also decline. However, the Company believes that a material portion of its Daily Fee Clubs are priced to withstand a deterioration in the economic environment and introduction of Delta's extensive sales and reservation network, on January 8, 2001, will buffer any potential deterioration in Resort occupancies and revenue.

Environment

- ClubLink's golf courses are constructed and managed with a high level of environmental awareness. A Committee of the Board of Directors has been established to ensure appropriate policies and standards are maintained for environmental stewardship. In addition, ClubLink's turf management team is highly knowledgeable and receives extensive training regarding the proper use of pesticides and chemicals required to promote healthy golf course conditions and compliance with applicable regulations. Certain risks are associated with the use of these items and the overall effect a golf course has on the surrounding habitat including nearby waterways. ClubLink believes that it has adopted appropriate practices and procedures and maintains adequate insurance to address environmental contingencies. The regulatory environment constitutes a barrier to development and impedes construction of new golf courses in certain markets.

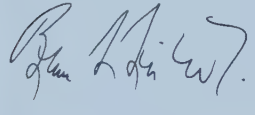
- Extraordinary weather conditions involving extended dry or wet periods or exceptional hot or cold temperatures would impact the condition of certain courses and the demand for golf. The Company believes that its geographically diverse operations, coupled with the introduction of specialized, more resilient grasses, reduce the impact of severe weather conditions.

management's responsibility for financial reporting

The consolidated financial statements and management's financial analysis and review contained in this annual report are the responsibility of the Company's management. To fulfill this responsibility, the Company maintains a system of internal controls to ensure that its reporting practices and accounting and administrative procedures are appropriate, and provide assurance that relevant and reliable financial information is produced. The consolidated financial statements have been prepared in conformity with Canadian generally accepted accounting principles and, where appropriate, reflect estimates based on management's best judgement in the circumstances. The financial information presented throughout this annual report is consistent with the information contained in the consolidated financial statements.

PKF HILL LLP, the independent auditors appointed by the shareholders, have audited the consolidated financial statements in accordance with Canadian generally accepted auditing standards to enable them to express to the shareholders their opinion on the consolidated financial statements. The auditors' report is set out below.

The consolidated financial statements have been further examined by the board of directors and by its audit committee which meets regularly with the auditors and management to review the activities of each. The audit committee, which is comprised of three directors who are not officers of the Company, reports to the board of directors.



BRUCE S. SIMMONDS
President & Chief Executive Officer



ROBERT VISENTIN
Chief Financial Officer

February 27, 2001

auditors' report

We have audited the consolidated balance sheets of ClubLink Corporation as at December 31, 2000 and 1999, and the consolidated statements of income and retained earnings and cash flows for the years then ended. These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with Canadian generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In our opinion, these consolidated financial statements present fairly, in all material respects, the financial position of the Company as at December 31, 2000 and 1999, and the results of its operations and its cash flows for the years then ended in accordance with Canadian generally accepted accounting principles.

Pannell Kerr Forster LLP

PANNELL KERR FORSTER LLP
(Also operating as PKF HILL LLP)
Chartered Accountants
Toronto, Ontario

February 27, 2001

consolidated balance sheets

AS AT DECEMBER 31

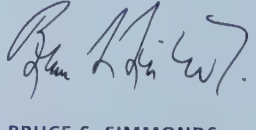
(thousands of dollars – except per share amounts)	*Reference*	2000	1999
ASSETS			
Current assets			
Cash		$ 5,465	$ 15,081
Accounts receivable		2,342	5,351
Inventories and prepaid expenses		2,905	2,450
Membership fees receivable	*3*	8,178	7,403
Loans receivable	*4*	1,527	39,110
Capital assets held for sale	*6*	33,066	–
		53,483	69,395
Membership fees receivable	*3*	16,642	12,754
Loans receivable	*4*	15,540	16,934
Long-term portfolio investments	*5*	11,231	9,275
Capital assets	*6*	388,686	370,201
Deferred charges	*7*	4,050	8,143
		$ 489,632	$ 486,702
LIABILITIES AND SHAREHOLDERS' EQUITY			
Current liabilities			
Accounts payable and accrued liabilities		$ 10,424	$ 10,568
Long-term debt	*9*	7,710	4,631
Capital lease obligations	*10*	4,932	3,290
Deferred membership fees	*3*	8,178	7,403
Prepaid annual dues and deposits		4,366	3,810
		35,610	29,702
Long-term debt	*9*	112,212	115,533
Capital lease obligations	*10*	12,445	10,624
Other long-term liabilities		2,731	1,313
Deferred membership fees	*3*	16,642	12,754
Convertible debentures	*11*	1,977	2,449
Future income taxes	*1, 15*	5,808	6,010
		187,425	178,385
Shareholders' equity			
Convertible debentures	*11*	92,575	93,798
Share capital	*12*	189,537	198,188
Retained earnings		20,095	16,331
		302,207	308,317
		$ 489,632	$ 486,702
Common shares outstanding		20,364,263	21,770,408
Net book value per share		$ 10.29	$ 9.85

SEE ACCOMPANYING NOTES

On behalf of the Board:



ROBERT M. FRANKLIN
Chairman



BRUCE S. SIMMONDS
President & Chief Executive Officer

consolidated statements of income and retained earnings

FOR THE YEARS ENDED DECEMBER 31

(thousands of dollars – except per share amounts)	*Reference*	2000	1999
REVENUE			
Operating		$ 92,814	$ 80,683
Membership fees	*3*	12,900	11,642
		105,714	92,325
EXPENSES			
Cost of goods sold		13,506	11,773
Operating		50,502	43,785
Marketing and membership sales		6,298	6,101
General and administrative		8,947	8,031
Provincial capital taxes		1,087	922
		80,340	70,612
INCOME BEFORE AMORTIZATION, INTEREST, OTHER AND TAXES		25,374	21,713
AMORTIZATION OF CAPITAL ASSETS		8,190	6,661
AMORTIZATION OF DEFERRED CHARGES		970	935
INTEREST EXPENSE		7,873	3,212
INTEREST INCOME	*13*	(2,985)	(5,672)
OTHER EXPENSE	*14*	3,359	4,286
		17,407	9,422
INCOME BEFORE INCOME TAXES		7,967	12,291
INCOME TAX PROVISION	*1, 15*		
Current		1,025	3,200
Future		(202)	1,700
		823	4,900
NET INCOME		7,144	7,391
CONVERTIBLE DEBENTURE INTEREST, NET OF TAX OF $2,460,000 (1999 – $2,290,000)		3,380	2,795
INCOME AVAILABLE TO COMMON SHAREHOLDERS		3,764	4,596
RETAINED EARNINGS, BEGINNING OF YEAR		16,331	11,735
RETAINED EARNINGS, END OF YEAR		$ 20,095	$ 16,331
Weighted average common shares outstanding		21,152,754	21,138,354
Basic earnings per share		$ 0.18	$ 0.22

SEE ACCOMPANYING NOTES

consolidated statements of cash flows

FOR THE YEARS ENDED DECEMBER 31

(thousands of dollars – except per share amounts)	2000	1999
OPERATING ACTIVITIES		
Net income	$ 7,144	$ 7,391
Add (subtract) items not involving cash:		
Amortization of capital assets	8,190	6,661
Amortization of deferred charges	970	935
Write-off of U.S. organizational costs	2,926	–
Loss (gain) on sale of capital assets	(1,045)	430
Loss on sale of marketable securities	–	1,398
Unrealized foreign exchange loss	–	1,058
Future income taxes	(202)	1,700
Amortization of deferred debenture interest	187	188
Debenture interest-equity portion	(3,380)	(2,795)
Cash flow from operations	14,790	16,966
Accounts receivable	3,009	(808)
Inventories and prepaid expenses	(455)	(469)
Accounts payable and accrued liabilities	(144)	(3,051)
Prepaid annual dues and deposits	556	757
CASH FLOWS FROM OPERATING ACTIVITIES	17,756	13,395
INVESTING ACTIVITIES		
Loans receivable	40,055	(20,141)
Long-term portfolio investments	(1,956)	5,512
Capital assets	(59,774)	(100,999)
Deferred charges	–	(1,053)
CASH FLOWS FROM INVESTING ACTIVITIES	(21,675)	(116,681)
FINANCING ACTIVITIES		
Instalment receipt receivable	–	35,200
Deferred financing costs	(75)	(3,265)
Bank indebtedness	–	(43,609)
Long-term debt financings	3,337	78,868
Long-term debt repayments	(3,579)	(3,425)
Capital lease obligations, net	3,463	3,984
Other long-term liabilities	1,418	1,313
Convertible debentures	(1,695)	(2,107)
Common share issues	797	51,408
Common share repurchases	(9,363)	–
CASH FLOWS FROM FINANCING ACTIVITIES	(5,697)	118,367
NET (DECREASE) INCREASE IN CASH DURING THE YEAR	(9,616)	15,081
CASH, BEGINNING OF YEAR	15,081	–
CASH, END OF YEAR	$ 5,465	$ 15,081
CASH FLOW FROM OPERATIONS PER SHARE	$ 0.70	$ 0.80

During the year, ClubLink paid $1,155,000 in income taxes (1999 – $6,044,000).

SEE ACCOMPANYING NOTES

1. RETROACTIVE CHANGE IN ACCOUNTING POLICY

Effective January 1, 2000 the Company adopted the recommendations of the Canadian Institute of Chartered Accountants with respect to accounting for income taxes. Under the recommendations, the liability method of tax allocation is used, based on differences between the financial and tax bases of reporting assets and liabilities. Previously, the deferral method was used, based on differences in the timing of reporting income and expenses in financial statements and tax returns. The recommendations were applied retroactively. The effect of the recommendations on the opening 2000 financial statements was insignificant and, therefore, no adjustment has been made.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements of ClubLink Corporation ("ClubLink") have been prepared in accordance with accounting principles generally accepted in Canada. In addition, accounting policies and financial disclosure requirements relating to development assets are in accordance with the policies of the Canadian Institute of Public Real Estate Companies.

Principles of consolidation The consolidated financial statements include the accounts of ClubLink and its subsidiaries. Joint ventures are accounted for using the proportionate consolidation method.

Use of estimates The preparation of financial statements that conform with generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ substantially from management's estimates.

Inventories Inventories are stated at the lower of cost and net realizable value. Inventories consist of food, beverages and merchandise with cost determined on a weighted average basis.

Capital assets held for sale Where management has received and approved an offer to purchase or has otherwise determined that a property is to be sold, the property and related indebtedness are classified with current assets and liabilities. The assets are stated at the lower of cost and net realizable value. Where appropriate, an estimate for a vendor take-back loan has been included with loans receivable.

Long-term portfolio investments ClubLink's long-term portfolio investments are accounted for using the cost method. The carrying value is written down only in the event of a permanent impairment in value.

Capital assets Direct costs incurred in respect of completed acquisitions are allocated to the asset acquired. Direct costs related to acquisitions not completed are charged to income as general and administrative expenses. Capital assets are recorded at cost. Operating capital assets include Member Golf Clubs, Daily Fee Golf Clubs and Resorts, including land and improvements thereto, buildings and related equipment. Operating capital assets are amortized on a straight-line basis over their estimated useful lives as follows:

Buildings, fixtures and related improvements	40 years
Roads, cart paths and irrigation	20 years
Maintenance equipment	10 years
Furnishings	10 years
Golf carts	10 years
Office and data processing equipment	5 years

Leased golf course land is amortized on a straight-line basis over the term of the lease.

Properties under construction, development and held for future development are recorded at the lower of cost and net realizable value. ClubLink capitalizes all direct costs relating to the acquisition, development and construction of these properties. ClubLink also capitalizes interest and direct general and administrative expenses to properties under construction.

Deferred charges Deferred financing costs are amortized over the term of the related debt.

Daily Fee golf marketing costs to establish ClubLink's corporate identity and market concept are amortized on a straight-line basis over a three-year period, ending in December 2000.

Deferred charges are carried at cost less accumulated amortization.

Share issue costs The costs of issuing shares, net of income tax recoveries thereon, are applied to reduce the stated value of such shares.

Revenue recognition Membership fee revenue is recognized as the cash is received. ClubLink offers its members financing on their membership fees. When a financing option is selected, the membership fee is recorded as deferred revenue and is matched by a corresponding receivable. Annual dues paid in advance are recorded as prepaid annual dues.

Future income taxes Income taxes are calculated using the liability method of tax allocation accounting. Temporary differences arising from the difference between the tax basis of an asset or liability and its carrying amount on the balance sheet are used to calculate future income tax liabilities or assets. Future income tax liabilities or assets are calculated using the substantively enacted tax rates and laws that are expected to be in effect in the periods that the temporary differences are expected to reverse. The effect of changes in rates is included in earnings in the period which includes the substantive enactment.

Translation of foreign currencies Monetary assets denominated in foreign currencies are translated at the exchange rate in effect at the year-end dates. Gains and losses are recognized in the statement of income.

3. MEMBERSHIP FEES

(thousands of dollars)	**2000**		1999	
	Active Golf Members	**Amount**	Active Golf Members	Amount
Balance, beginning of year	**3,887**	**$ 20,157**	3,361	$ 17,114
Sales	**1,170**	**18,118**	628	15,050
Resignations	**(113)**	**(555)**	(102)	(365)
Cash received	**–**	**(12,900)**	–	(11,642)
Balance, end of year	**4,944**	**24,820**	3,887	20,157
Less: Current portion		**8,178**		7,403
		$ 16,642		$ 12,754

4. LOANS RECEIVABLE

(thousands of dollars)	2000	1999
GolfSouth Holdings LLC and related entities	$ –	$ 46,169
Vendor take-back mortgages and loans	8,078	7,941
Sonar Financial debenture	–	1,582
Senior officer loans	870	–
Estimated vendor take-back loans on assets held for sale (note 6)	7,953	–
Other	166	352
	17,067	56,044
Less: Current portion	1,527	39,110
	$ 15,540	$ 16,934

The vendor take-back mortgages and loans have various terms and are due over varying periods ending in 2009.

The senior officer loans bear interest at 7% per annum, are due in 2006, and were incurred to purchase common shares of the Company.

5. LONG-TERM PORTFOLIO INVESTMENTS

(thousands of dollars)	2000	1999
The Links Group, Inc.	$ 9,981	$ 9,275
Canadian Country Club Communities Ltd.	1,250	–
Piedmont Golfers' Club LLC 20% Profit Participation	–	–
	$ 11,231	$ 9,275

6. CAPITAL ASSETS

(thousands of dollars)	Cost	Accumulated Amortization	2000 Net	1999 Net
Operating capital assets				
Land and improvements	$ 198,308	$ –	$ 198,308	$ 174,798
Leased golf course land	5,301	156	5,145	1,277
Buildings, fixtures and related improvements	88,647	6,899	81,748	70,363
Roads, cart paths and irrigation	26,907	3,450	23,457	18,438
Maintenance equipment	14,984	4,881	10,103	9,426
Furnishings	12,737	4,029	8,708	7,236
Golf carts	6,617	1,757	4,860	3,787
Office and data processing equipment	11,080	4,140	6,940	5,687
	364,581	25,312	339,269	291,012
Development assets				
Properties under construction			35,554	29,296
Properties under development			33,266	26,638
Properties held for future development			21,616	23,255
			90,436	79,189
			429,705	370,201
Less: Capital assets held for sale			33,066	–
Less: Estimated vendor take-back loans on capital assets held for sale (note 4)			7,953	–
			$ 388,686	$ 370,201

Maintenance equipment, golf carts, and office and data processing equipment include assets under capital leases in the amount of $26,875,000 (1999 – $16,715,000) with related accumulated amortization of $8,895,000 (1999 – $5,069,000). Amortization in the amount of $3,867,000 (1999 – $2,291,000) of assets recorded as capital leases is included in amortization expense.

Interest in the amount of $3,755,000 (1999 – $5,494,000), and project development and management costs in the amount of $1,793,000 (1999 – $2,211,000) have been capitalized to capital assets under construction.

Certain capital assets are being held as security for bank indebtedness (note 8) and long-term debt (note 9).

Capital assets held for sale represent properties which have a signed sale agreement or which have been designated for sale.

7. DEFERRED CHARGES

(thousands of dollars)	2000	1999
Financing costs:		
Long-term debt	$ 2,488	$ 2,976
Convertible debentures	1,562	1,866
U.S. organizational costs	–	2,926
Daily Fee golf marketing costs	–	375
	$ 4,050	$ 8,143

8. BANK INDEBTEDNESS

(thousands of dollars)	2000	1999
$15 million secured revolving line of credit at prime plus 1/2% to 3/4%	$ –	$ –

At December 31, 2000, outstanding letters of credit amounted to $1,138,000 (1999 – $689,000).

9. LONG-TERM DEBT

(thousands of dollars)	2000	1999
9.655% Series A Secured Debenture due August 31, 2002, no principal repayments until maturity, interest payable monthly	$ 5,000	$ 5,000
9.655% Series B Secured Debenture due August 31, 2002, principal repayments of $350,000 on a semi-annual basis, interest payable monthly	4,200	4,900
8.05% Mortgage due January 30, 2004, blended payments of principal and interest payable monthly	7,872	8,011
8.75% Mortgage due May 1, 2004, blended payments of principal and interest payable monthly	6,447	6,619
30-day LIBOR plus 3.0% floating revolving line of credit due September 30, 2004, blended payments of principal and interest payable monthly	53,782	64,823
8.989% Mortgage due September 30, 2004, blended payments of principal and interest payable monthly	9,666	–
7.77% Mortgage due September 7, 2009, blended payments of principal and interest payable monthly	24,362	24,912
Other mortgages and long-term debt, varying terms	8,593	5,899
	119,922	120,164
Less: Current portion	7,710	4,631
	$ 112,212	$ 115,533

The long-term debt is secured by real property.

Minimum principal long-term debt repayments are as follows:

(thousands of dollars)	
2001	$ 7,710
2002	11,773
2003	5,693
2004	72,385
2005	1,145
Thereafter	21,216
	$ 119,922

Interest for the year on long-term debt amounted to $10,497,000 (1999 – $5,022,000).

10. CAPITAL LEASE OBLIGATIONS

(thousands of dollars)	2000	1999
Total minimum lease payments	**$ 19,864**	$ 15,831
Less: Amount representing interest at an approximate average rate of 7.4% (1999 – 7.4%)	**2,487**	1,917
Capital lease obligations	**17,377**	13,914
Less: Current portion	**4,932**	3,290
	$ 12,445	$ 10,624

Future minimum lease payments in respect of capital lease obligations are as follows:

(thousands of dollars)	
2001	$ 6,897
2002	5,312
2003	4,042
2004	2,143
2005	771
Thereafter	699
	$ 19,864

Interest for the year on capital lease obligations amounted to $1,131,000 (1999 – $909,000).

11. CONVERTIBLE DEBENTURES

(thousands of dollars)			2000	1999
	Liability Component	Equity Component	Total	Total
6.5% Debentures mature April 30, 2004, are convertible into common shares prior to February 2, 2004, at $13.50 per share	$ 1,977	$ 8,201	$ 10,178	$ 10,176
6.0% Debentures mature May 15, 2008, are convertible into common shares at $20.00 per share, and redeemable at the option of ClubLink after May 15, 2003	–	84,374	84,374	86,071
	$ 1,977	$ 92,575	$ 94,552	$ 96,247

With respect to the 6.5% convertible debentures, the liability component was determined by discounting the stream of future interest payments at the then prevailing market interest rate. The liability component will increase over the term to maturity through charges to earnings and decrease through the semi-annual payment of interest, so that at maturity it will be nil.

The equity component was calculated at inception as the difference between the debenture principal obligation and the amount of the liability component. The equity component will increase over the term to maturity through charges to retained earnings, so that at maturity it will equal the principal amount of the debenture.

With respect to the $88,000,000 principal amount 6.0% debentures, 60% of the issue proceeds ($52,800,000), were received in May 1998, while the balance ($35,200,000) was received in May 1999. Interest payable to the debenture holders was determined on the full principal from the date of issue. Deferred debenture interest represents the portion of interest relating to the final instalment, from the date of issue until May 15, 1999, which is being amortized over the term of the debentures. ClubLink has the option (subject to regulatory approval) to fund interest and principal payments through the issuance of common shares. Accordingly, these debentures are included as part of shareholders' equity and the interest, net of tax, is charged to retained earnings.

During the year, ClubLink purchased $1,697,000 (1999 – $1,929,000) principal amount of 6.0% debentures on the open market in accordance with a normal course issuer bid. These debentures were purchased at a total cost of $1,135,000 (1999 – $1,349,000) and were subsequently cancelled. The difference between the cost amount and the original face value (net of tax) is included in share capital (see note 12).

12. SHARE CAPITAL

(a) Authorized and issued share capital The authorized share capital is an unlimited number of common shares and preferred shares. As at December 31, 2000 no preferred shares have been issued.

(thousands of dollars)	Common Shares	Amount
Balance at December 31, 1998	16,952,890	$ 148,069
Private placement (note 12b)	3,300,000	34,011
Rights offering (note 12c)	1,488,518	15,298
Exercise of stock options (note 12e)	29,000	230
Purchase and cancellation of 6.0% convertible debentures (note 11)	–	580
Balance at December 31, 1999	**21,770,408**	**198,188**
Purchase of development assets	**100,000**	**748**
Exercise of stock options (note 12e)	**7,250**	**49**
Purchase and cancellation of stock subject to normal course issuer bid (note 12d)	**(1,513,395)**	**(9,614)**
Purchase and cancellation of 6% convertible debentures – net of tax (note 11)	**–**	**166**
Balance at December 31, 2000	**20,364,263**	**$ 189,537**

(b) Private placement During 1999, ClubLink issued 3,300,000 common shares to ClubCorp, Inc., by way of a private placement at $10.40 per share.

(c) Rights offering Subsequent to the private placement to ClubCorp, Inc., ClubLink completed a rights offering whereby shareholders had the right to acquire ClubLink common shares at $10.40 per share. ClubLink issued 1,488,518 common shares pursuant to the rights offering.

(d) Normal course issuer bid During 2000, ClubLink undertook two normal course issuer bids. Pursuant to the first issuer bid, which expired September 29, 2000, ClubLink purchased 1,066,820 shares for a total purchase of $6,756,000 or $6.28 per common share excluding commission. Pursuant to the second issuer bid, which expires on October 4, 2001, ClubLink has purchased 446,575 common shares for a total purchase price of $2,858,000 or $6.37 per common share excluding commission.

(e) Stock options ClubLink has a stock option plan under which options may be granted to its employees in respect of a maximum of 4,000,000 common shares. The exercise price of stock options under the plan is equal to the weighted average trading market price of the common shares during the five trading days preceding the date of grant. The vesting period of the options varies from three to five years. The Compensation Committee of the Board of Directors administers option grants.

	2000		1999	
	Number of Options	Weighted Average Exercise Price	Number of Options	Weighted Average Exercise Price
Outstanding, beginning of year	2,509,250	$ 10.99	2,258,850	$ 11.44
Granted	411,000	6.46	414,000	8.29
Exercised	(7,250)	6.75	(29,000)	7.93
Cancelled or expired	(519,350)	10.26	(134,600)	10.93
Outstanding, end of year	2,393,650	$ 10.38	2,509,250	$ 10.99
Options in the money at year end	–		427,600	
Available for grant at year end	1,031,356		923,006	

The following table summarizes information about stock options outstanding at December 31, 2000:

	Options Outstanding		
Range of exercise prices	Number of Outstanding Options	Weighted Average Remaining Life (Years)	Weighted Average Exercise Price
$6.00 to $6.50	369,000	9.12	$ 6.40
$6.80 to $7.50	401,100	5.92	6.97
$8.00 to $8.75	123,300	5.95	8.42
$10.00 to $10.90	596,750	6.82	10.49
$11.75 to $14.50	903,500	6.13	13.72
$6.00 to $14.50	2,393,650	6.97	$ 10.38

(f) Shareholders' rights plan agreement On April 30, 1998, the Company entered into a Shareholders' Rights Plan Agreement (the "1998 Plan") pursuant to which a right was issued in respect of each common share outstanding on that date and in respect of each share issued subsequent to that date and prior to the earlier of the Separation Time and Expiration Time (as defined therein). Each Right entitles the holder to purchase one common share in the capital of the Company at a price of $150 per share (the "Exercise Price"). In the event of a Flip-in Event (as defined therein) each Right entitles the holder to acquire common shares in the capital of the Company with a market value of twice the Exercise Price on the date of the Flip-in Event on payment to the Company of the Exercise Price. The 1998 Plan will expire upon the termination of the annual meeting.

13. INTEREST INCOME

(thousands of dollars)	2000	1999
GolfSouth Holdings LLC and related entities	$ 873	$ 4,705
Excess funds	882	168
Membership fees	577	334
Member accounts	205	203
Loans receivable and other	448	262
	$ 2,985	$ 5,672

14. OTHER EXPENSE

(thousands of dollars)	2000	1999
(Gain) loss on sale of long-term portfolio investment and marketable securities	$ (215)	$ 1,398
Reorganization costs	2,250	1,400
Write-off of U.S. organizational costs	2,926	–
(Gain) loss on foreign exchange	(557)	1,058
(Gain) loss on sale of capital assets	(1,045)	430
	$ 3,359	$ 4,286

15. FUTURE INCOME TAXES

(thousands of dollars)	2000	1999
Long-term future income tax liabilities (recoveries):		
Property, plant and equipment	$ 4,090	$ 4,160
Costs capitalized to land and other capital items	4,548	4,494
Operating loss carry forwards and other	(2,830)	(2,644)
	$ 5,808	$ 6,010

The income tax provision differs from the result which would be obtained by applying the combined Canadian Federal and Provincial statutory income tax rates to income before income taxes. This difference results from the following items:

(thousands of dollars)	2000	1999
Income before income taxes	$ 7,967	$ 12,291
Statutory tax rate	44.04%	44.62%
Expected income tax	3,509	5,484
Effect on income tax of:		
Federal surtax recovery	–	(135)
Effect of United States tax rates	–	(165)
Non-taxable portion of capital gains	(134)	–
Non-deductible items	88	(311)
Large corporations tax	977	730
Benefits from future general corporate tax rate reductions including the decrease (effective in 2000) in the capital gains inclusion rate	(3,437)	–
Tax benefits not previously recognized on prior year tax losses and other temporary differences	(180)	(703)
	$ 823	$ 4,900

16. FINANCIAL INSTRUMENTS

(a) Fair value ClubLink has various financial instruments including accounts and membership fees receivable, loans receivable, long-term portfolio investments, accounts payable and accrued liabilities, long-term debt, capital lease obligations, other long-term liabilities, and convertible debentures. Due to their short-term maturity, or, in the case of long-term financing, their market comparable interest rates, book values approximate fair market value.

(b) Credit risk ClubLink does not have a significant credit exposure to any individual customer or member. ClubLink takes into consideration a new member's financial background and capacity before extending credit. ClubLink's exposure to credit risk is mitigated by its membership fee revenue recognition policy whereby membership fees are recognized as revenue when cash is received.

In addition, ClubLink is not exposed to any significant credit risk on the loans receivable at year end, because they are adequately secured.

(c) Exchange risk ClubLink is subject to exchange risk on its investments and loans which are held in foreign denominations. The value of these instruments may fluctuate depending upon the fluctuation of the related denomination.

17. SEGMENTED OPERATIONS

ClubLink has two reportable segments: Golf Club operations and Resort operations. The Golf Club operations segment represents all aspects of operating golf courses including annual dues, guest fees, merchandise, and food and beverage revenue. The Resort operations segment represents all aspects of operating ClubLink's resorts, including room revenue, food and beverage, and golf revenue. All other operations, including interest revenue, membership sales and real estate sales, are included under Corporate & Unallocated.

The accounting policies of the segments are the same as those described in the summary of significant accounting policies. Any inter-segment transfers are recorded at cost.

ClubLink's reportable segments are strategic business units that offer different services and/or products. They are managed separately because each segment requires different strategies and involves different aspects of management expertise.

(thousands of dollars)	Golf Club Operations	Resort Operations	Corporate & Unallocated	2000 Total
Revenue				
Operating	$ 71,691	$ 19,906	$ 1,217	$ 92,814
Membership fees	–	–	12,900	12,900
	71,691	19,906	14,117	105,714
Expenses				
Cost of goods sold	10,633	2,873	–	13,506
Operating	38,282	12,220	–	50,502
Marketing and membership sales	–	–	6,298	6,298
General and administrative	–	–	8,947	8,947
Provincial capital taxes	–	–	1,087	1,087
	48,915	15,093	16,332	80,340
EBITDA	22,776	4,813	(2,215)	25,374
Amortization of capital assets	5,242	1,694	1,254	8,190
Amortization of deferred charges	–	–	970	970
Interest expense	–	–	7,873	7,873
Interest income	–	–	(2,985)	(2,985)
Other expense	–	–	3,359	3,359
Income taxes	–	–	823	823
	5,242	1,694	11,294	18,230
Net income (loss)	$ 17,534	$ 3,119	$ (13,509)	$ 7,144
Operating capital assets	$ 258,466	$ 72,882	$ 7,921	$ 339,269
Development assets	34,750	24,051	31,635	90,436
Loans receivable (net of $7,953 of estimated VTB loans)	–	–	9,114	9,114
Membership fees receivable	–	–	24,820	24,820
Long-term portfolio investments	–	–	11,231	11,231
Other assets	–	–	14,762	14,762
Total assets	$ 293,216	$ 96,933	$ 99,483	$ 489,632

(thousands of dollars)	1999			
	Golf Club Operations	Resort Operations	Corporate & Unallocated	Total
Revenue				
Operating	$ 62,320	$ 16,732	$ 1,631	$ 80,683
Membership fees	–	–	11,642	11,642
	62,320	16,732	13,273	92,325
Expenses				
Cost of goods sold	9,462	2,311	–	11,773
Operating	34,029	9,756	–	43,785
Marketing and membership sales	–	–	6,101	6,101
General and administrative	–	–	8,031	8,031
Provincial capital taxes	–	–	922	922
	43,491	12,067	15,054	70,612
EBITDA	18,829	4,665	(1,781)	21,713
Amortization of capital assets	4,402	1,148	1,111	6,661
Amortization of deferred charges	–	–	935	935
Interest expense	–	–	3,212	3,212
Interest income	–	–	(5,672)	(5,672)
Other expense	–	–	4,286	4,286
Income taxes	–	–	4,900	4,900
	4,402	1,148	8,772	14,322
Net income (loss)	$ 14,427	$ 3,517	$ (10,553)	$ 7,391
Operating capital assets	$ 232,022	$ 51,588	$ 7,402	$ 291,012
Development assets	34,628	23,440	21,121	79,189
Loans receivable	–	–	56,044	56,044
Membership fees receivable	–	–	20,157	20,157
Long-term portfolio investments	–	–	9,275	9,275
Other assets	–	–	31,025	31,025
Total assets	$ 266,650	$ 75,028	$ 145,024	$ 486,702

18. COMMITMENTS

Costs to complete properties under construction as of December 31, 2000 amount to $12,920,000.

19. COMPARATIVE AMOUNTS

Certain comparative amounts have been reclassified from those previously presented to conform to the presentation of the 2000 consolidated financial statements.

board of directors

ROBERT M. FRANKLIN (1)(2)(3)
Chairman of The Corporation
Chairman of Placer Dome Inc.

PATRICK S. BRIGHAM (2)(4)
President of Hartay Enterprises Inc.

CHRISTOPHER J.F. HARROP (1)(3)
Senior Vice President & Director of
Canaccord Capital Corporation

JAMES M. HINCKLEY
Chief Operating Officer of ClubCorp U.S.A., Inc.

MICHAEL W. MANLEY (2)(4)
Barrister & Solicitor

BRUCE S. SIMMONDS
President & Chief Executive Officer

TERRY A. TAYLOR
Executive Vice President & General Counsel
& Secretary of ClubCorp, Inc.

JACK D. WINBERG (1)(3)(4)
President & Chief Executive Officer
of Rockport Group

(1) Audit Committee
(2) Compensation Committee
(3) Governance Committee
(4) Environmental Committee

officers

BRUCE S. SIMMONDS
President & Chief Executive Officer

SCOTT A. DAVIDSON
Vice President, Systems, Administration & Retail

SUSAN J. HODKINSON
Senior Vice President, Operations & Human Resources

CHARLES F. LORIMER
Vice President, Business Development & Marketing

JIM MOLENHUIS
Vice President, Golf Development & Turf Operations

ROBERT VISENTIN
Chief Financial Officer

IAN G. WETHERLY
Vice President, Quebec/Eastern Ontario

LEGAL COUNSEL
BLAKE, CASSELS & GRAYDON LLP

AUDITORS
PANNELL KERR FORSTER LLP

TRANSFER AGENT
CIBC MELLON TRUST COMPANY

LISTINGS
COMMON SHARES – TSE: LNK
6% CONVERTIBLE DEBENTURES – TSE: LNK.DB

HEAD OFFICE
15675 DUFFERIN STREET
KING CITY, ONTARIO
L7B 1K5

TEL: 905 841 3730
FAX: 905 841 1134

PLEASE VISIT OUR WEB SITE AT
www.clublink.ca

ANNUAL SHAREHOLDERS MEETING
CLUBLINK CORPORATION'S ANNUAL MEETING OF SHAREHOLDERS WILL BE HELD AT 10:00 A.M. ON THURSDAY, JUNE 14, 2001 AT:

DIAMONDBACK GOLF CLUB
13300 LESLIE STREET
RICHMOND HILL, ONTARIO
L4E 1A2

property listing

	properties	number of golf holes: member	number of golf holes: daily fee	number of rooms or suites	golf/ resort land in acres	future golf holes	future rooms	non-golf/ resort land in acres
	SOUTHERN ONTARIO GOLF CLUBS							
1	Aurora Golf Club *AURORA*	–	18	–	–	–	–	8(g)
2	Blue Springs Golf Club *ACTON*	27	–	–	–	–	–	75
3	Bolton Golf Club *BOLTON*	–	18(a)	–	–	–	–	–
4	Cherry Downs Golf & Country Club *PICKERING*	27	–	–	244	18(c)	–	108(f)
5	DiamondBack Golf Club *RICHMOND HILL*	18	–	–	–	–	–	–
6	Emerald Hills Golf Club *WHITCHURCH-STOUFFVILLE*	18	–	–	80	9(c)	–	20(g)
7	Georgetown Golf Club *GEORGETOWN*	–	18	–	–	–	–	112(g)
8	Glen Abbey Golf Club *OAKVILLE*	–	18	–	–	–	–	14(g)
9	Gormley Green Golf Club *WHITCHURCH-STOUFFVILLE*	–	36	–	–	–	–	83
10	Greenhills Golf Club *LONDON*	27	–	–	–	–	–	–
11	Greystone Golf Club *MILTON*	18	–	–	–	–	–	–
12	Heron Point Golf Links *ANCASTER*	18	–	–	–	–	–	35
13	King Haven *THE TOWNSHIP OF KING*	–	–	–	–	–	–	278
14	King Valley Golf Club *THE TOWNSHIP OF KING*	18	–	–	–	–	–	22(g)
15	King's Riding Golf Club *THE TOWNSHIP OF KING*	18	–	–	–	–	–	–
16	RattleSnake Point Golf Club *MILTON*	45	–	–	–	–	–	52
17	Rolling Hills Golf Club *WHITCHURCH-STOUFFVILLE*	–	54	–	–	–	–	–
	MUSKOKA, ONTARIO GOLF CLUBS							
18	Ferndale *PORT CARLING*	–	–	–	–	–	–	193
19	Grandview Golf Club *HUNTSVILLE*	18	9	–	385	18(d)	–	80
20	Rocky Crest Golf Club *MACTIER*	18	–	–	313	18(c)	–	–
21	The Lake Joseph Club *PORT CARLING*	27	–	–	–	–	–	–
	QUÉBEC/EASTERN ONTARIO GOLF CLUBS							
22	Cedarbrook Golf Club *STE. SOPHIE*	18	–	–	–	–	–	–
23	Fontainebleau *MONTRÉAL*	–	–	–	240	18	–	–
24	GreyHawk Golf Club *CUMBERLAND*	–	18	–	197	18(i)	–	–
25	Harwood *MONTRÉAL*	–	–	–	420	36(c)	–	–
26	Kanata Golf & Country Club *KANATA*	18	–	–	–	–	–	–
27	Le Dome Club de Golf *HULL*	–	18	–	–	–	–	–
28	Le Maître *ST. JOVITE*	18	–	–	–	–	–	79(g)
29	Les Quatre Domaines Club de Golf *MIRABEL*	–	36	–	–	–	–	–
	RICHMOND, VIRGINIA AREA GOLF CLUB							
30	Lake Chesdin Golf Club *RICHMOND*	–	18	–	279	18	–	–
	MUSKOKA, ONTARIO RESORTS							
31	Delta Lake Joseph Resort *PORT CARLING*	–	–	25	22	–	104	–
32	Delta Grandview Resort *HUNTSVILLE*	–	–	151	5	–	100	–
33	Delta Rocky Crest Resort *MACTIER*	–	–	65	15	–	150	–
34	Delta Sherwood Inn *PORT CARLING*	–	–	50	–	–	15	–
35	Pinelands Resort *PORT CARLING* (h)	–	–	60	–	–	–	–

notes

(a) currently undergoing major upgrade/renovation
(b) application for approval submitted
(c) local approval received
(d) full regulatory approval received
(e) future plan subject to additional land being purchased
(f) held in 50/50 joint venture
(g) parcel sold, closing subject to regulatory approvals and severance
(h) leased to Trillium Leisure Corp. through October 2002
(i) under construction

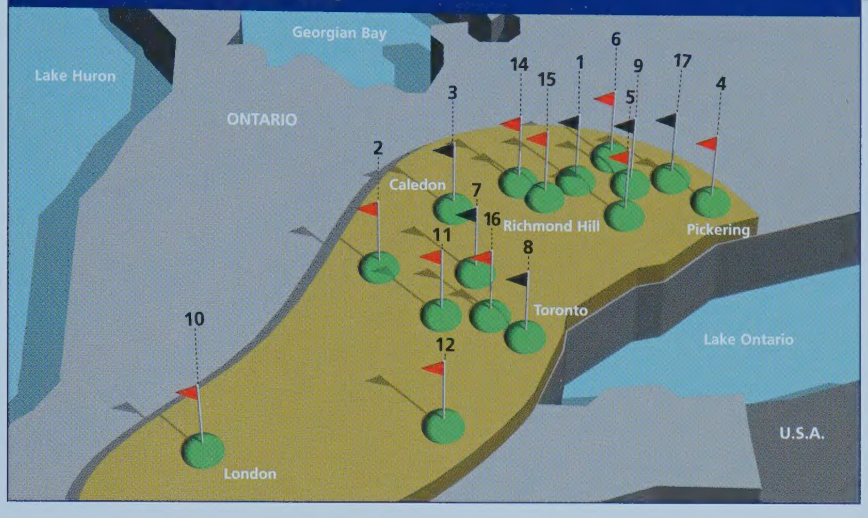
member club

daily fee club

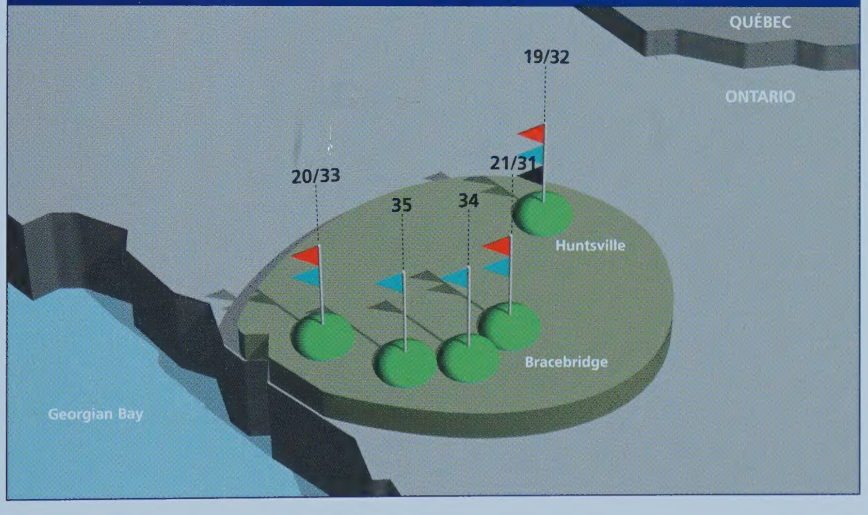
resort



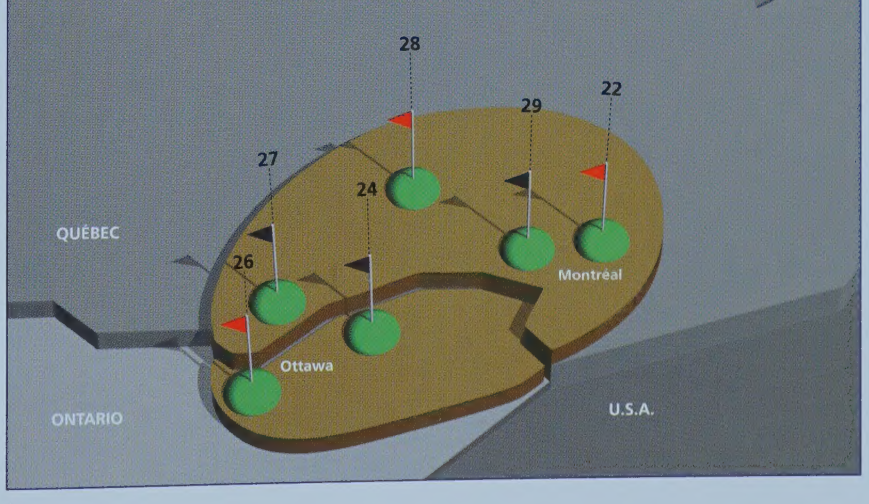
SOUTHERN ONTARIO GOLF CLUBS



MUSKOKA, ONTARIO GOLF CLUBS/RESORTS



QUÉBEC/EASTERN ONTARIO GOLF CLUBS



properties not showing on map

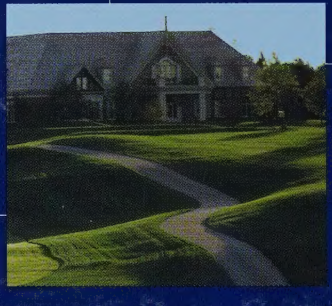
King Haven *THE TOWNSHIP OF KING*
Ferndale *PORT CARLING*
Fontainebleau *MONTRÉAL*
Harwood *MONTRÉAL*
Lake Chesdin Golf Club *RICHMOND, VA.*



CLUBLINK
CORPORATION









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